



Legislation Text

File #: 2019-4707, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 7

Application of Tony Dawson for a Special Land Use Permit (SLUP) for an alcohol outlet (beer/wine) within an existing 1,000 square-foot convenience store in the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code, 3285 Glenwood Road.

PETITION NO: N1. SLUP-20-1243596 (2019-4707)

PROPOSED USE: Alcohol Outlet within existing Convenience Store

LOCATION: 3285 Glenwood Road

PARCEL NO. : 15 170 13 003

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Tony Dawson for a Special Land Use Permit (SLUP) for an alcohol outlet (beer/wine) within an existing 1,000 square-foot convenience store in the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code. The property is located on the south side of Glenwood Road, approximately 120 feet west of Glenvalley Drive, at 3285 Glenwood Road, Decatur, Georgia. The property has approximately 210 feet of frontage along Glenwood Road and contains 0.93 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed request for an alcohol outlet as an accessory use to a convenience store is required to obtain a Special Land Use Permit (SLUP) since it is located in the C-1 (Local Commercial) zoning district. The proposed renovation of the existing convenience store on the subject property (see attached conceptual elevation) is consistent with the policy and strategy of the Commercial Redevelopment Corridor (CRC) future land use designation to upgrade the appearance of existing older commercial buildings with façade improvements (CRC Policy #20). The proposed accessory use within an existing convenience store

(Glenwood Road) should have little impact on traffic and is compatible with nearby convenience store and commercial developments along Glenwood Road (Section 27-7.46.B & D). Therefore, it is the recommendation of the Planning Department that the application be "Approved, with Staff's recommended conditions".

PLANNING COMMISSION VOTE: Denial 8-1-0. V. Moore moved, G. McCoy seconded for Denial. J. West opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 9-0-0. As reasons for the recommendation, CC-3 Board members cited the proximity of the alcohol outlet to the day care center across the street and numerous code violations on the property.